

# Landlord Newsletter



## Property Management Wrap up

The current housing crisis in relation to rental properties in Armidale has seen a slight easing with the number of advertised rental properties significantly increasing in the last four weeks.

On May 30th, there were 47 properties advertised for rent in Armidale. As of June 29th, there were 79 properties advertised for lease in Armidale according to realestate.com.au

Professionals Armidale leased 16 properties for the month of June. Our vacancy rate ranged from 0.28% to 0.85% for the month. Statistically, each vacant property of Professionals received an average of four applications per week. Reserve Bank Governor Philip Lowe has stated that inflation currently sits at 5.1%, however, the RBA has upgraded its forecasts to reaching 7% by the end of the year.

Chief economist Dr Andrew Wilson says that the latest 18 months of inflation can be described by five main themes:

- High goods spending into constrained supply.
- Increased demand for residential property.
- Reopening pressure and ongoing pandemic impacts across service and travel industries.
- Reduced labor supply and tight labor markets.
- Additional increased energy and food prices emanated from Russia/Ukraine.

The NSW stamp duty reform will commence on January 16th, 2023. In the past two decades, properties owned by first home buyers under the age of 35 have declined by 6%. Is this a tactic the government is using to drive a mini-housing boom for 2023?



**JAMIE  
WILLIAMS,  
HEAD  
PROPERTY  
MANAGEMENT**

Congratulations to our very own Joshua  
Chin, for receiving the Values Award!  
Well deserved Josh.





FOR  
SALE

19 Drummond Avenue, Armidale

\$475,000 - \$520,000



## RENOVATED CUL-DE-SAC LIVING

KYLE GARRAHY  
0431 224 412



There's a sense you've arrived somewhere very special indeed with this Central South Hill stunner. Beautifully renovated this meticulously presented modern home will instantly impress you with its light and bright feel. The contemporary kitchen features a butlers pantry and the separate dining area is perfect to entertain. Feel cosy in winter beside the woodfire in the lounge room and comfortable all year round with two reverse cycle air-conditioners.

Four spacious bedrooms ensure the home feels like your own sanctuary and outdoors, a private and fenced backyard fringed with lush gardens will give pets and kids ample room to play safely. This home also offers a bathroom with a double sink and a separate toilet, polished timber floorboards and a single lock up garage with storage.

Situated on an 607m2 block, this sturdy home is close to the NERAM Art Museum, schools and parks as well as being 1.1 kilometers from Armidale's CBD. Arrange your inspection today.



### O'Connor Catholic College Visit

On Wednesday the 15th, Kloe and Ben attended O'Connor Catholic College to provide advice to the students about the career pathways to enter the Real Estate industry. As Kloe started with the Professionals as a school-based trainee, she was able to explain how completing a Certificate III in Real Estate Practice whilst doing her HSC was beneficial in paving the way to her current employment, and educated the students on how to get started in the industry.